

FB 73



## APPLICATION

# SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0079

PROPERTY LOCATION: 654 S. PICKETT ST. ALEXANDRIA, VA. 22304

TAX MAP REFERENCE: 067.02-02-09 ZONE: I

**APPLICANT:**

Name: SELESHI GETACHEW

Address: 101 S. WHITING ST. #503, ALEXANDRIA, VA. 22304

PROPOSED USE: ~~AE~~ (RESTAURANT) PARKING REDUCTION FOR A RESTAURANT

☒ **THE UNDERSIGNED**, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

SELESHI GETACHEW

Print Name of Applicant or Agent

Signature

11/18/09

Date

101 S. WHITING STREET # 503

Mailing/Street Address

571-238-0261

Telephone #

Fax #

ALEXANDRIA, VA. 22304

City and State

Zip Code

Seleshi Getachew@aol.com

Email address

ACTION-PLANNING COMMISSION: \_\_\_\_\_

DATE: \_\_\_\_\_

ACTION-CITY COUNCIL: \_\_\_\_\_

DATE: \_\_\_\_\_

Samson:  
703-608-4938

**PROPERTY OWNER'S AUTHORIZATION**

As the property owner of 654 S. Pickett Street, Alexandria, VA 22304 hereby

(Property Address)

grant the applicant authorization to apply for the Parking Reduction use as  
(use)

described in this application.

Name: Pauline J. Zarpas

Phone 301-948-2674

Please Print

Address: SNZ REAL ESTATE SERVICES  
7609-D Airpark Rd. Gaithersburg, MD 20879

Email bzarpas@snzre.com

Signature: [Signature]

Date: 11/11/09

Manager / 640-S. PICKETT STREET, LLC

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

2. The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: \_\_\_\_\_ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

MR. SELESH GETACHIEW IS 100% OWNER OF THE PROPOSED  
RESTAURANT/BANQUET.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☒ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

### NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

- WE ARE REQUESTING FOR PARKING REDUCTION APPROVAL FOR 23 SPACES  
THE PROPOSED RESTAURANT HAS A SEATING CAPACITY OF 150. REQ'D  
SPACE FOR IS 1 SPACE / 4 SEATS. 38 SPACES TOTAL.
- THE CURRENT TENANTS OF THE BUILDING HAVE USED ALL SPACES  
WITH IN THE PROPERTY. THERE IS NO EXTRA SPACE AVAILABLE FOR  
THE PROPOSED RESTAURANT / BANQUET USE. THE LANDLORDS OWNING  
THE ADJACENT SPACES TO THE EAST & WEST OF THE PROPERTY HAS  
ALLOCATED AND APPROVED 15 SPACES FOR THE TO BE USED BY THE TENANT  
(SEE ATTACHED LL LETTER)
- IN ADDITION TO THESE SPACES, AMPLE PARKING SPACES ARE AVAILABLE  
FOR OUR USE AFTER 5:00 PM
- THE TENANT ALSO OWNS A SHUTTLE SERVICE TO PROVIDE FOR BANQUET  
AND RESTAURAN CUSTOMERS.
- THE REMAINING PARKING SPACES IN WHICH WE ARE APPLYING  
A REDUCTION FOR ARE 23 SPACES.

15 SP AVAILABLE + 23 REDUCTION = 38 SPACES = 150 SEATS

**USE CHARACTERISTICS**

4. The proposed special use permit request is for (check one):

☐ a new use requiring a special use permit,  
☐ an expansion or change to an existing use without a special use permit,  
☐ an expansion or change to an existing use with a special use permit,  
☒ other. Please describe: PARKING REDUCTION OF 23 SPACES

5. Please describe the capacity of the proposed use:

- A. How many patrons, clients, pupils and other such users do you expect?  
 Specify time period (i.e., day, hour, or shift).

25-30 ON WEEK-DAYS FOR LUNCH (12:00 PM - 2:00 PM)  
SATURDAY & SUNDAY LUNCH - (30-40 PATRONS + EMPL.) LUNCH 12:00 PM - 3:00 PM  
DINNER 5:00 PM - 9:00 PM  
BANQUET AS REQUESTED AND NEEDED, FRIDAY & SATURDAY - 80-100 people

- B. How many employees, staff and other personnel do you expect? (TIME 5:00 PM - 1:00 AM)  
 Specify time period (i.e., day, hour, or shift).

SIX TO EIGHT STAFF PER DAY./SHIFT. (6:00 - 4:00 SHIFT #1)  
4:00 - MIDNIGHT - SHIFT #2

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

MONDAY - THURSDAY

7:00 AM - 12:00 PM

FRIDAY & SATURDAY

7:00 AM - 1:00 AM

SUNDAYS

9:00 AM - 12:00 AM

7. Please describe any potential noise emanating from the proposed use.

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NONE

- B. How will the noise be controlled?

NONE

8. Describe any potential odors emanating from the proposed use and plans to control them:

ADEQUATELY SIZED KITCHEN EXHAUST FAN WILL BE PROVIDED.

9. Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

FOOD, PLASTIC & ALUM. CANS, BOTTLES, PAPERS

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

2-3 TRASH BAGS / DAY

- C. How often will trash be collected?

THREE TIMES A WEEK

- D. How will you prevent littering on the property, streets and nearby properties?

WE WILL ASSIGN A STAFF TO REGULARLY CHECK AND CLEAN ANY LITTER IN & AROUND THE PROPERTY

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes.      ☐ No.      N/A

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

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- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?

N/A

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### **ALCOHOL SALES**

**13.**

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes      ☐ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

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**PARKING AND ACCESS REQUIREMENTS**

14. A. How many parking spaces of each type are provided for the proposed use:

15 Standard spaces  
 \_\_\_\_\_ Compact spaces  
 \_\_\_\_\_ Handicapped accessible spaces.  
 \_\_\_\_\_ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

- B. Where is required parking located? (check one)

☐ on-site

☒ off-site

If the required parking will be located off-site, where will it be located?

LOCATED AT TO THE EAST AND WEST PROPERTIES

**PLEASE NOTE:** Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☒ Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? ONE

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 \_\_\_\_\_

Does the application meet the requirement?

☐ Yes ☐ No

B. Where are off-street loading facilities located? \_\_\_\_\_

AT REAR OF THE PROPOSED SPACE

C. During what hours of the day do you expect loading/unloading operations to occur?

5AM to 6:AM

D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

TWO TIMES PER WEEK

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

## SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? N/A square feet.

18. What will the total area occupied by the proposed use be?

- sq. ft. (existing) + 5,600 sq. ft. (addition if any) = - sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building

☐ a house located in a residential zone

☐ a warehouse

☐ a shopping center. Please provide name of the center: \_\_\_\_\_

☐ an office building. Please provide name of the building: \_\_\_\_\_

☒ other. Please describe: INDUSTRIAL ZONED BUILDING

End of Application





## APPLICATION - SUPPLEMENTAL

### PARKING REDUCTION

**Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).**

**1. Describe the requested parking reduction.** (e.g. number of spaces, stacked parking, size, off-site location)

PARKING SPACES FOR RESTAURANT/BANQUET USE WITH 150 SEATING CAPACITY. REQ'D SPACES ARE 1/4 SEATS. AVAILABLE PARKING SPACES ARE ONLY 15. PARKING NEEDED ARE 38 SPACES WE ARE APPLYING FOR A REDUCTIONS OF 23 SPACES

**2. Provide a statement of justification for the proposed parking reduction.**

CURRENT TENANTS HAVE USED ALL AVAILABLE SPACES, THERE IS NO EXTRA SPACES AVAILABLE FOR THE PROPOSED SPACE (RESTAURANT/BANQUET) THE LAND LORD ALSO OWNS THE ADJACENT PROPERTIES AND HAS ALLOCATED AND APPROVED ~~FOR~~ 15 SPACES FOR THE PROPOSED RESTAURANT. THE SHOPPING CENTER ALSO HAS AMPLE SPACES AVAILABLE FOR USE AFTER 5:00 PM

**3. Why is it not feasible to provide the required parking?**

THE PROPOSED RESTAURANT HAS NO EXTRA SPACE WITHIN THE SAME LOT HOWEVER, THE TWO ADJACENT PROPERTIES TO THE LEFT & RIGHT OF THE PROPERTY ARE OWNED BY THE SAME LANDLORD AND PER PARKING STUDY CONDUCTED BY THE ARCHITECT & THE CITY, THERE ARE ONLY 7 & 8 SPACES TO THE EAST & WEST OF THE PROPERTY RESPECTIVELY.

**4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces?**

           Yes.   X   No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a **Parking Management Plan** which identifies the location and number of parking spaces both on-site and off-site, the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

# PARKING MANAGEMENT PLAN FOR

## DIRE RESTAURANT & LOUNGE

654, S. PICKETT STREET. ALEXANDRIA, VA.

THIS PARKING REDUCTION REQUEST FOR 23 SPACES IS BASED ON THE FOLLOWING FACTS.

1. THE ADJACENT PROPERTIES, A SHOPPING STRIP ON THE RIGHT & A COMMERCIAL/ INDUSTRIAL PROPERTY TO THE ~~RIGHT~~ <sup>LEFT</sup>, ALSO OWNED BY THE SAME LANDLORD, ARE ALWAYS HALF FULL, AND ALMOST VACANT AFTER 6:00 PM.
2. THE PROPOSED RESTAURANT SEATS ONLY 38 PEOPLE FOR LUNCH & DINNER. THE BANQUET PORTION IS FUNCTIONAL ON OCCASIONS, (ON WEEK-ENDS,). FRIDAY - SUNDAY, BY 6:00 - 7:00 PM., MOST OF THE SHOPS CLOSES. THERE IS AMPLE SPACE AT THE PROPOSED RESTAURANT SITE, FOR BANQUET USE.
3. THERE ARE APPROX. 10-15 ON STREET PARKING SPACES ON BOTH SIDES OF S. PICKETT STREET. THESE SPACES COULD BE USED AT ANY TIME OF THE DAY, 7 DAYS A WEEK.
4. THE OWNER OF THE PROPOSED RESTAURANT OWNS A SHUTTLE SERVICE. SHUTTLE WILL BE AVAILABLE TO GUESTS USING THE BANQUET HALL. SERVICE WILL BE PROVIDED TO HOTEL GUESTS ON MOST BANQUET EVENTS.
5. SURROUNDING PROPERTIES ARE ZONED AS EITHER COMMERCIAL OR INDUSTRIAL. THERE IS NO RESIDENTIAL ZONED PROPERTY IN THE AREA.

### NOTE

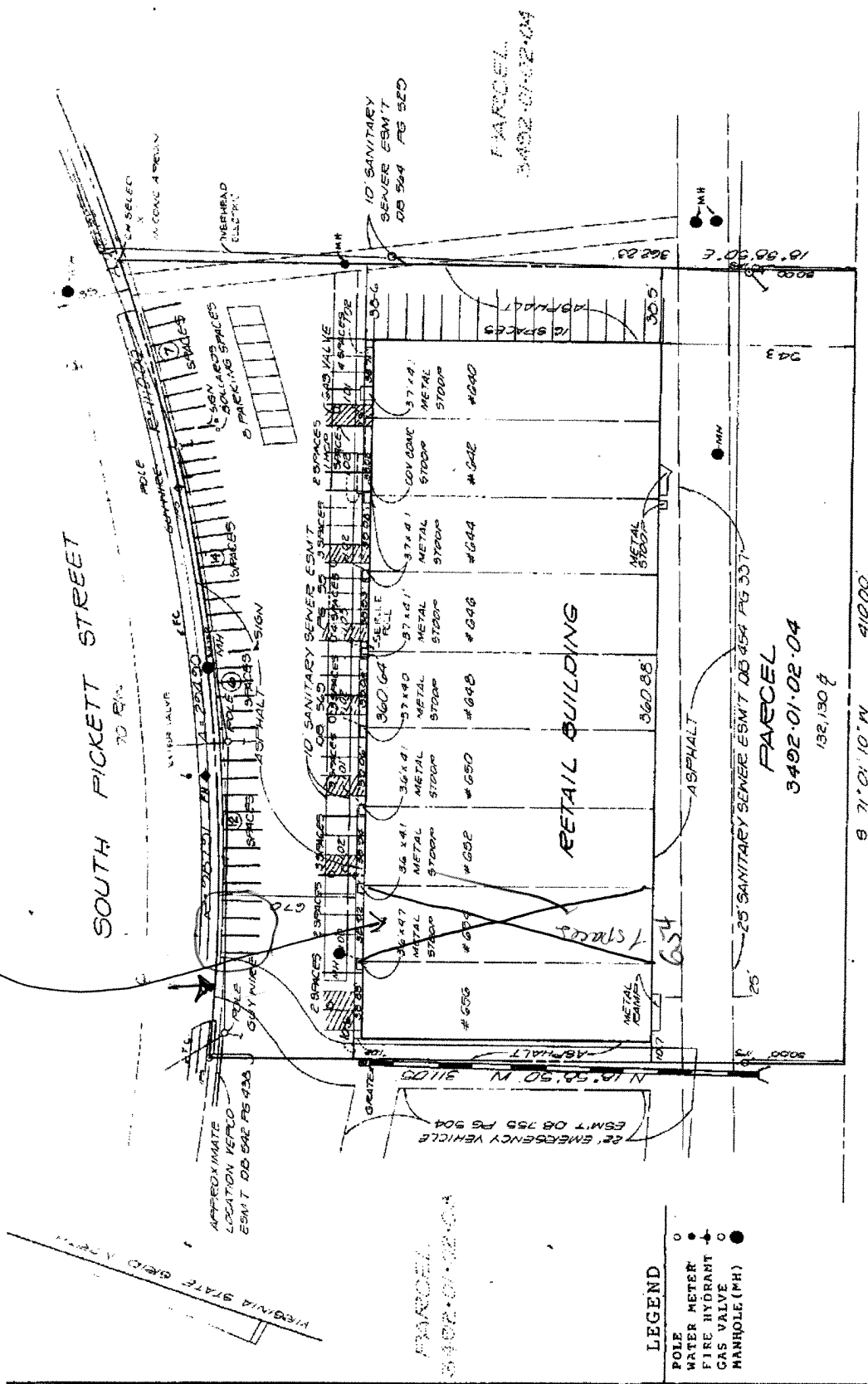
THE OWNER OF THE PROPOSED RESTAURANT WILL BE RESPONSIBLE OF MAINTAINING & CLEANING AFTER EACH USE OF THE BANQUET HALL.

EMPLOYEE WILL BE ASSIGNED TO CHECK & CLEAN THE PARKING SPACES, SPECIALLY WHEN THE BANQUET HALL IS FUNCTIONAL.

SITE PLAN OF THE PROPERTIES ATTACHED.

Sup 2009-0079

PROPOSED SPACE



NOTES:

- 1) THE PROPERTY SHOWN HEREON IS SHOWN ON THE CITY OF ALEXANDRIA ASSESSMENT MAP AS PARCEL 3492-01-02-04.
- 2) A TITLE REPORT WAS FURNISHED BY TIGOR TITLE INSURANCE, DATED MARCH 11, 1991, CASE NO. 91-1133.
- 3) THE PROPERTY SHOWN HEREON IS SUBJECT TO A PARKING EASEMENT, RECORDED IN DB 774 PG 255.
- 4) THIS PROPERTY MAY BE SUBJECT TO AN UNLOCATABLE 36P TELEPHONE EASEMENT RECORDED IN DB F-8 PG 348.
- 5) THE FOLLOWING APPEAR IN THE TITLE REPORT, BUT DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY:
  - A) A VIRGINIA SERVICE CO. EASEMENT RECORDED IN DB J-11 PG 472.
  - B) A VIRGINIA PUBLIC SERVICE CO. EASEMENT RECORDED IN DB 2-11 PG 280.
  - C) A VECO EASEMENT RECORDED IN DB 803 PG 290.
  - D) A VECO EASEMENT RECORDED IN DB 773 PG 419.
- 6) PARCEL 3492-01-02-04 IS RECORDED IN DB 529 PG 384 AND CORRECTED IN DB 530 PG 532.

To Samuel N. Zar  
Association for

I hereby certify

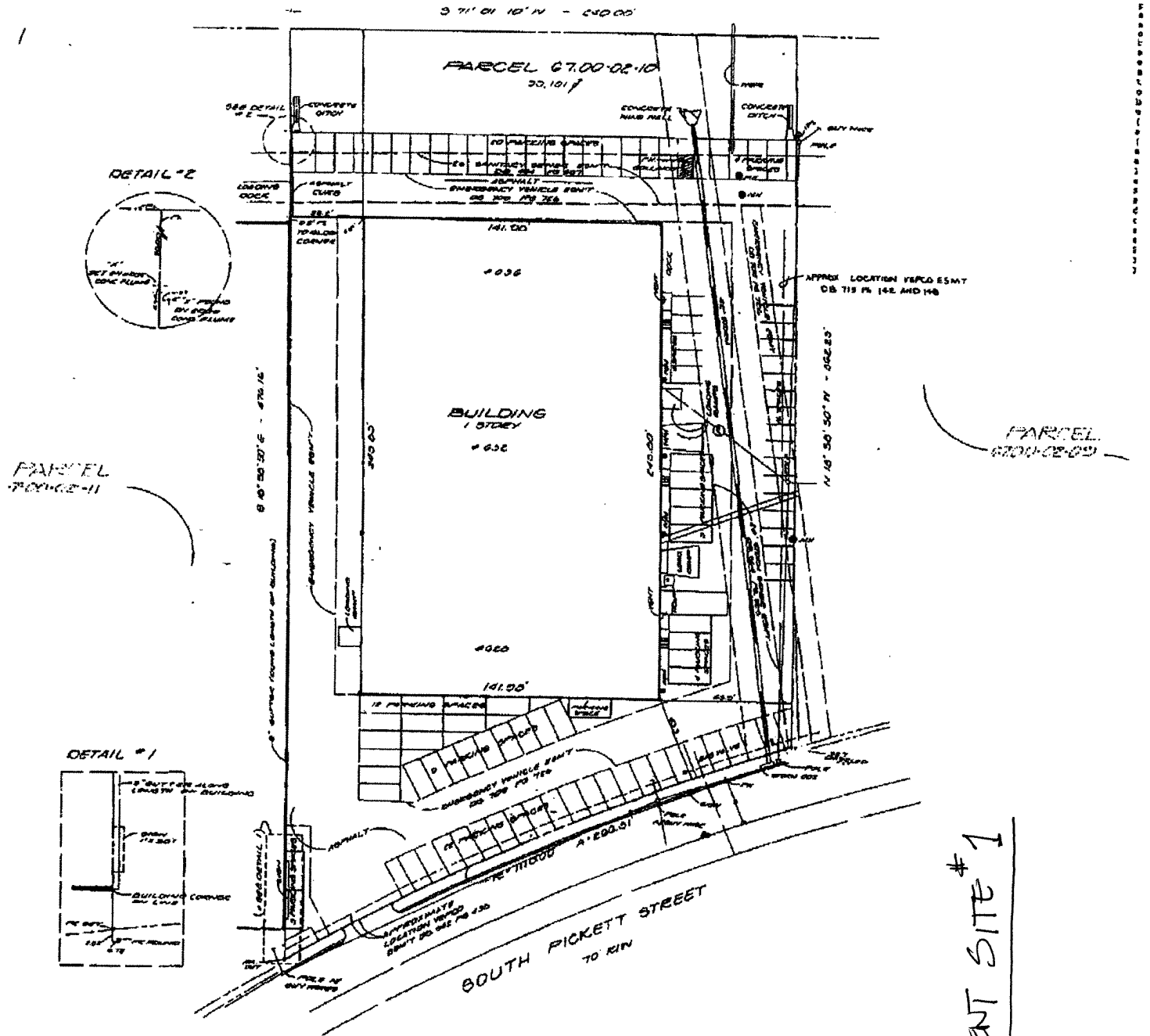
a) this survey was  
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(iii) party wall  
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c) Adequate Ingr  
provided by Sout  
dedicated public  
Alexandria.

d) All building  
the subject prop  
e) this lot lies,  
Zone A12, Zone  
Flood Insurance  
Virginia dated

SAMU  
CITY  
SCALE  
DRAWN  
DENW  
ARCHITECTS - ENR  
8401 ARLINGT

Sup 2009-0079

628-636 S. Pickett St.  
SITE PLAN



ADJACENT SITE #1

S. PICKL (70' wide)

$$\begin{array}{r} 2417 \\ \times 2 \\ \hline 4834 \end{array}$$
$$\begin{array}{r} R = 987.91 \\ A = 723.89 \end{array}$$
$$R = 75.00$$
$$R = 279.00' \\ A = 42.81'$$

5325

$N 09^{\circ} 03' 45'' E$

EXISTING SHOPPING CENTER  
ONE STORY  
102,287 S.F. OR L.  
102,287 S.F. OR L.

290.5A

67.94

8.0' ... 2

10' storm  
sewer ESM4.  
(DB 755, pg.  
504)

$$R = 245.00$$

80.00

N 04° 56' 50" W  
60.70' —

80.00'

N 87° 59' 20" W  
26.35

EX. Drainage...  
ESMIT. (08 679,  
pg 23)

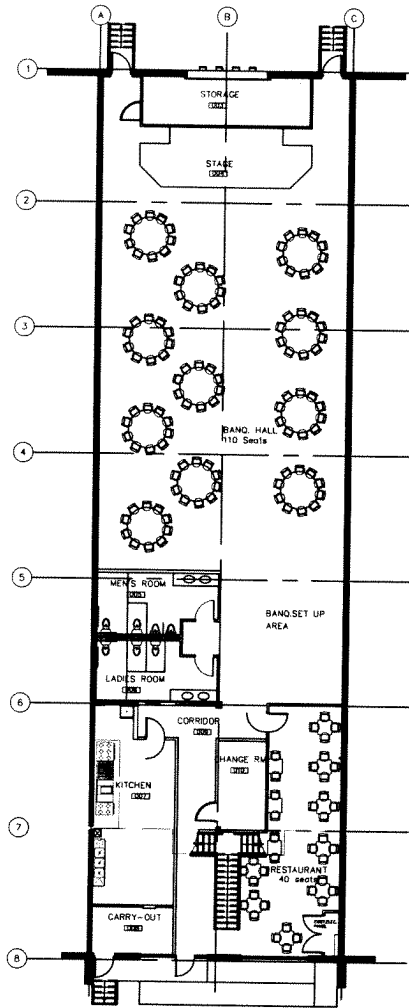
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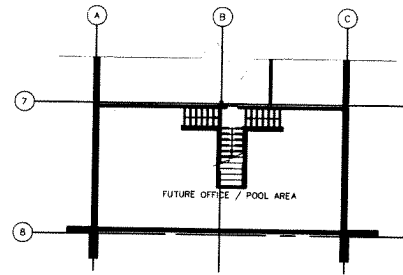
ADJACENT STOPPING STRIP SITE #2



PROPOSED SEATING CAPACITY  
150

PROPOSED PARKING @ PROPOSED SITE = 0  
PROPOSED PARKING SP. @ ADJ. SITES = 15  
REQUIRED PARKING SP. PER PLAN = 38

REQUEST FOR PARKING REDUCTION  
OF 23 SPACES



1  
A2.1

# FIRST FLOOR PLAN

1/16" = 1'-0"

2  
A2.1

# MEZANNINE FLOOR PLAN

1/16" = 1'-0"